

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **NOVEMBER 17, 2009**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Associate Planner

Jennifer Savage, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghiossi, Building Official

Trang Tu-Nguyen, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 575 University Avenue
Conditional Use Permit Application U-08-006

Requesting approval of a minor restaurant (no seating) and an existing legally established residential use on property zoned LM. APN 529-07-074.

PROPERTY OWNER: Betty Salado

APPLICANT: Los Gatos Meats & Smoke House/John Chiala

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Chris Wiley – Spoke and was in favor of the project.

5. Public hearing closed.
6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.20.190 of the Town Code for granting a Conditional Use Permit:

The deciding body, on the basis of the evidence submitted at the hearing, may grant a conditional use permit when specifically authorized by the provisions of the Town Code if it finds that:

- (1) The proposed uses of the property are essential or desirable to the public convenience or welfare in that the use will conveniently provide take-out food service; and

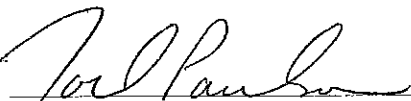
- (2) The proposed uses will not impair the integrity and character of the zone in that the use will be in a commercial-industrial zone, does not change the operation of the existing retail use, and the take-out food service use is a commercial use; and
 - (3) The proposed uses would not be detrimental to public health, safety or general welfare in that the use does not increase the impacts of the existing retail operation and the take-out use is required to comply with the conditions of approval; and
 - (4) The proposed uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of the Town Code in that the proposed use meets the objectives of the General Plan and Town Code.
- (c) That the proposed project is consistent with the Redevelopment Plan for the Central Los Gatos Redevelopment Project Area (Section IV.B) in that the area is designated as Commercial-Industrial in the Central Los Gatos Redevelopment Project Area and the use is consistent with the commercial and industrial uses set forth in the General Plan.
7. *Hoaknson* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Associate Planner